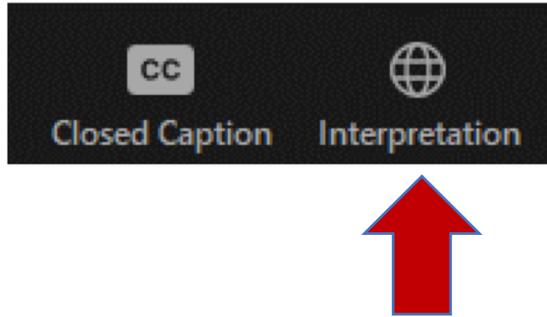


SOUTH CHICAGO ISW RFP ROUNDTABLE

SEPTEMBER 28, 2021

Spanish Translation



To switch to Spanish Audio, you must join the meeting through Zoom. Look for the interpretation icon in the toolbar.

Audio de la presentación disponible en español solamente con asistencia por Zoom. Busque el icono de interpretación.

Agenda

- 1 Welcome & Introduction**
- 2 Alfresco Program**
- 3 RFP Overview & Quick Recap**
- 4 RFP Follow-up Information**
- 5 Q + A and Comments**
- 6 Next Steps**

Alfresco Program

Chicago Alfresco, an initiative to increase outdoor dining area and the opportunity for businesses and community organizations to design creative long-term outdoor spaces.

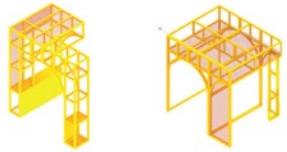
This new program builds on Mayor Lightfoot's commitment to support businesses throughout the COVID-19 pandemic.

The new Chicago Alfresco design guidelines encourage the thoughtful design of visually appealing community places that cultivate a sense of ownership, belonging, and safety through activation, physical transformation, community engagement, and economic development





ART STACKS | 5 COUNT



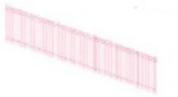
MART STALLS | 4 COUNT (2 E).



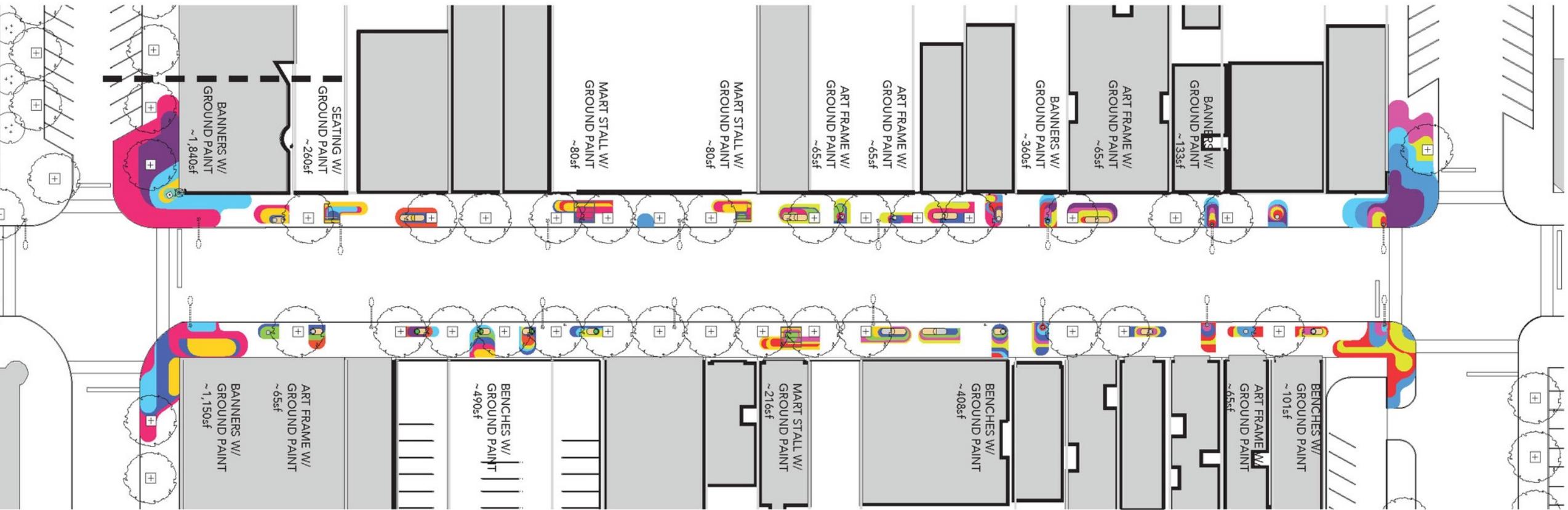
SEATING | 16 COUNT



GROUND GRAPHICS | APX. XXX SF

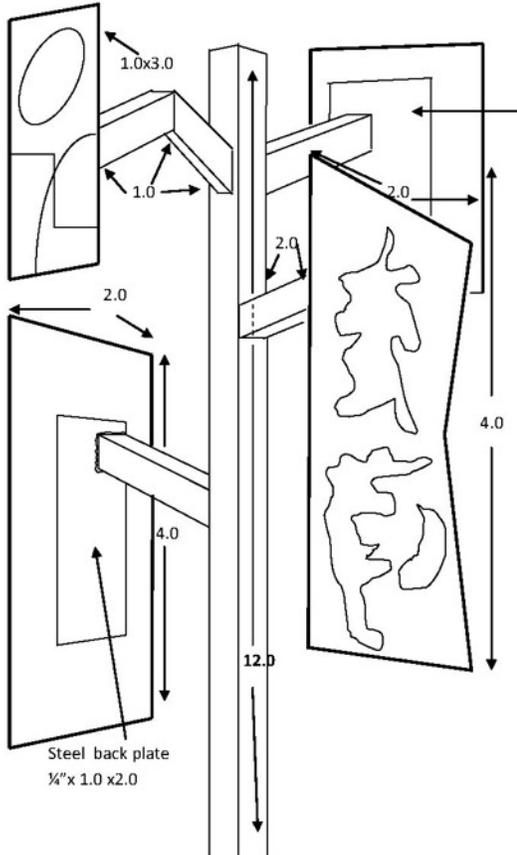


FREE WALLS | 225 LF



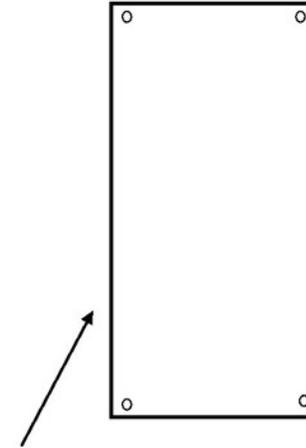
Design Components | Art Stacks

TOTAL COUNT | 5



Wood panel sizes in ft.

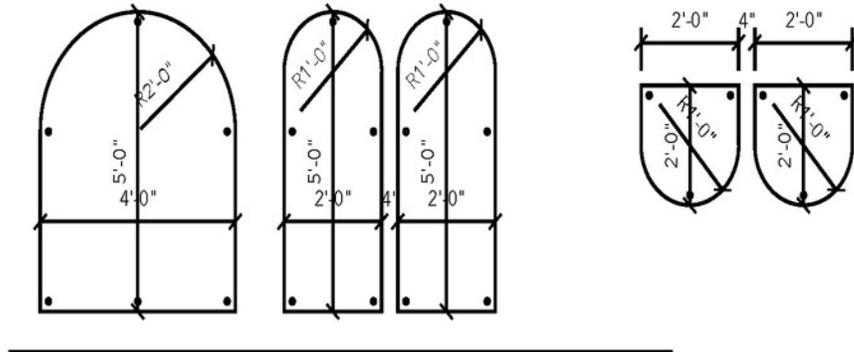
1- 3x4 / 1- 2x3 / 1- 2x4 / 3x3



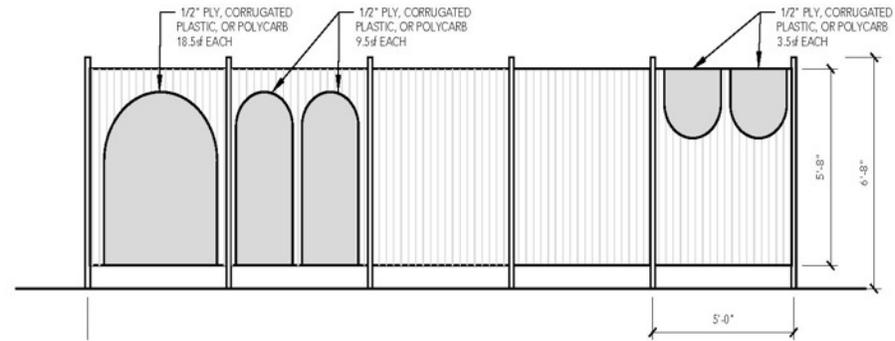
Steel back plate that holds the wood panel for art

Additional space was needed to apply art concept to rear of panels. Reduction of art panel size to take into consideration windy days. Geometric art treatment applied to steel framing also. The framing /sculptural aspect draws even more closely to the 90th commercial Artwork ' Seagull Tree'. Panels are formed to intentionally be independent of the rounded archways of the activation spots.

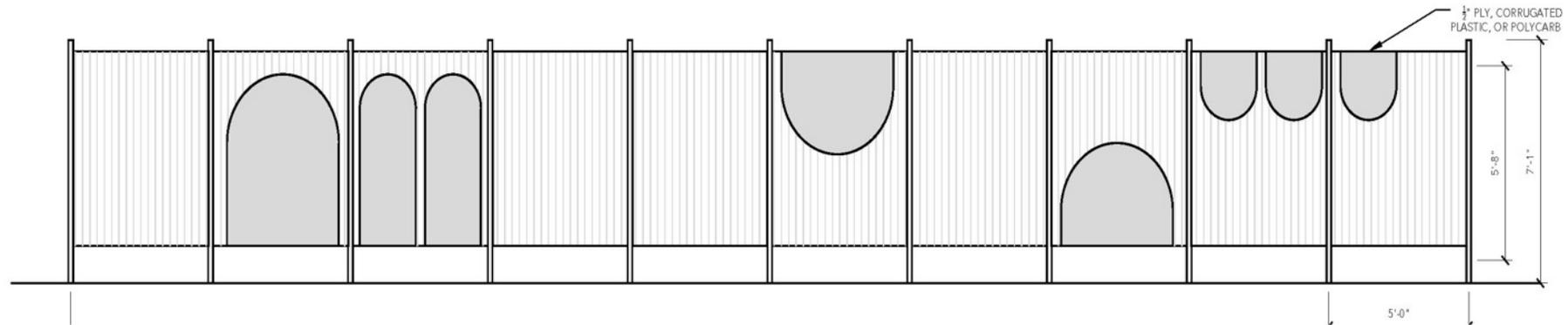
Design Components | Free Walls



TYPICAL FREE WALL PANEL GEOMETRY

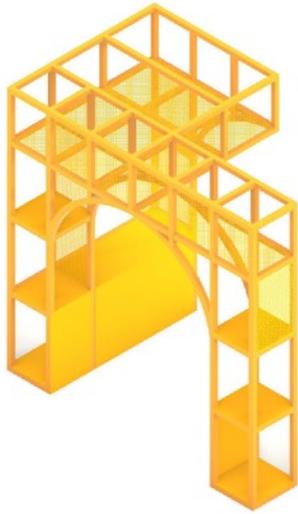


3 FENCES THIS SIZE / STYLE ON THE CORRIDOR

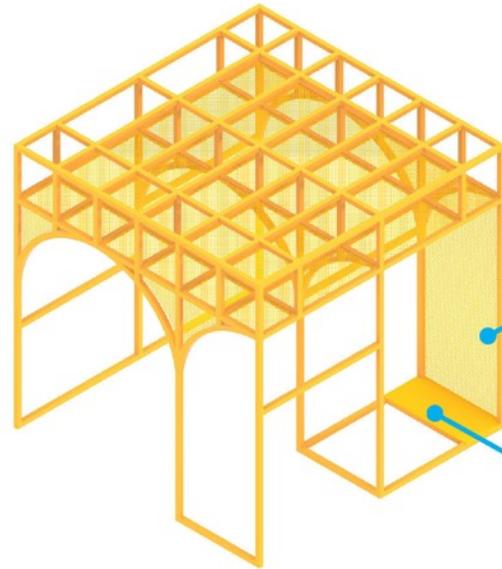


Design Components | Mart Stalls

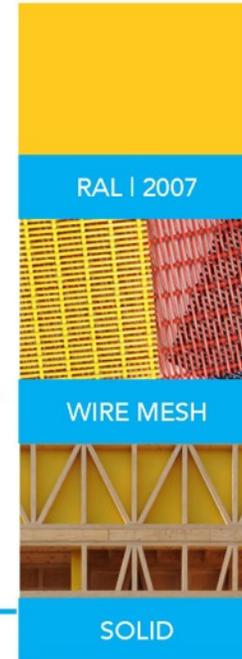
TYPE C | 2 COUNT



TYPE D | 2 COUNT



TOTAL COUNT | 4

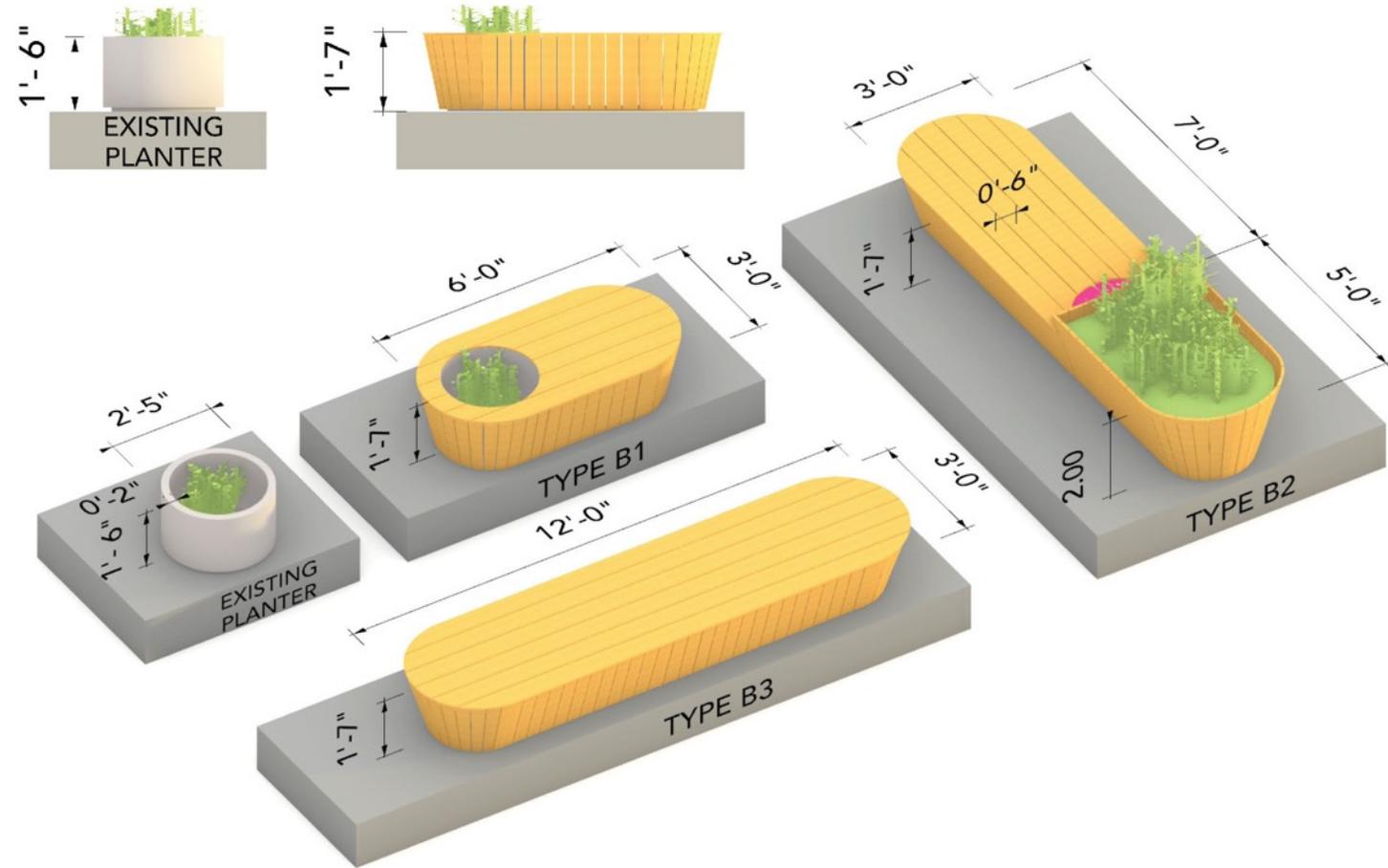


Material & Finishes

Latent Design | South Chicago Corridor

Design Components | Seating Series

BENCH TYPE + COUNT	
	EXISTING PLANTERS WEST SIDEWALK 2 EAST SIDEWALK 8
 B1	INTEGRATED PLANTER BENCH COUNT 10
 B2	NEW PLANTER BENCH COUNT 5
 B3	LARGE PLATFORM BENCH COUNT 1
TOTAL COUNT 16	



RFP RECAP

RFP Background

The South Chicago RFP, which **reimagines underutilized land and buildings along Commercial Avenue**, is a key element of the **INVEST South/West initiative** – a groundbreaking effort to coordinate investment on the City’s South and West Sides.

The City needs your feedback to **help shape the selected development.**



City of Chicago
Lori E. Lightfoot, Mayor

South Chicago Request for Proposals
8840–8854 S. Commercial Ave.



Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

November 30, 2020



Department of Planning
and Development

RFP Site



RFP Timeline



Community Engagement

2 visioning workshops for RFP site:

Oct. 20, 2020:
38 registered;
~30 attendees

Nov. 18, 2020:
68 registered;
~50 attendees

Sept., Oct., Nov.
roundtables

DPD
Department of Planning and Development

JOIN US FOR A SOUTH CHICAGO
VISIONING SESSION
TUESDAY, OCTOBER 20TH
3PM-4:30PM CST

GIVE INPUT ON DEVELOPMENT STRATEGIES FOR COMMERCIAL AVENUE AND YOUR COMMUNITY!

TO REGISTER
RSVP FOR THIS VIRTUAL MEETING IS REQUIRED AT THIS LINK:
[HTTPS://BIT.LY/3JWCJRX](https://bit.ly/3JWCJRX)

CITY OF CHICAGO
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

After registering, you will receive a confirmation email containing information about joining the meeting.

DPD
Department of Planning and Development

RESCHEDULED
JOIN US FOR A SOUTH CHICAGO
VISIONING SESSION
WEDNESDAY, NOVEMBER 18TH
5:00PM to 6:30PM CENTRAL
NEW MEETING DATE

Meeting #2: Give input on development strategies for the upcoming Commercial Avenue Request for Proposals (RFP). The City of Chicago Department of Planning and Development will issue an RFP for a development project on Commercial Avenue. Register for the November 18th meeting to discuss with the City, architects and fellow community members what you think would be the best outcome for this INVEST South/West Initiative.

TO REGISTER
RSVP FOR THIS VIRTUAL MEETING IS REQUIRED AT THIS LINK:
<https://tinyurl.com/CommercialAve2>

CITY OF CHICAGO
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

After registering, you will receive a confirmation email containing information about joining the meeting.

Before the meeting, please participate in a survey about the draft development scenarios: <https://www.surveymonkey.com/r/ZNGWPQN>

- Public online survey open between October 21st and November 16th, 2020 received 63 responses

CITY OF CHICAGO
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

Help shape the future of Commercial Avenue
INVEST South/West Request for Proposals
Developer Presentations
May 6, 2021 | 6-7:30 p.m.

We want to hear your thoughts!

The Department of Planning and Development (DPD) has received three responses to the South Chicago (8840-54 S. Commercial Ave) Request for Proposals (RFP) and we need community input. Join us for a Community presentation to learn more and provide feedback. Comments will be incorporated into the City's evaluation process.

Help us ensure that the selected proposal achieves the goals of prior neighborhood plans for the redevelopment of South Chicago.

What is INVEST South/West?
INVEST South/West is an unprecedented community improvement initiative from Mayor Lori E. Lightfoot to marshal more than \$730 million in public funding to realize the re-activation of 12 key commercial corridors across 10 neighborhoods on Chicago's South and West sides.

Be part of the conversation:
Teams will present how their proposals:

- Incorporate minority-owned development, design, and community partners
- Provide local jobs
- Support local business development
- Respond to neighborhood needs and priorities
- Showcase high-quality design
- Meet financial requirements for project completion.

Thursday, May 6, 2021 | 6-7:30 p.m.
There will be a Q & A session following the developer presentations. Spanish interpretive services will be offered.
Zoom registration: <https://tinyurl.com/SouthChicagoRFP>

RFP Responses

Steel City Apartments Preservation of Affordable Housing (POAH) Claration Associates, INC

Galleria 89 548 Development

DPD
Department of Planning and Development

For more information, please visit:
chicago.gov/SouthChicago

May 6, 2021:
218 registered;
~160 attendees

DPD
Department of Planning and Development

CITY OF CHICAGO
INVEST SOUTH WEST
MAYOR LORI E. LIGHTFOOT

Learn more at
Chicago.gov/SouthChicago

Join the City of Chicago and 548 Development for a series of events on the proposed Galleria 89 development on the 8800 block of Commercial Avenue in South Chicago.

Input received at these community discussions will help refine the proposal, which would be anchored by a new four-story, mixed-use development, prior to more formal review and approval processes.

Meet the Developers
11:30 a.m. to 1 p.m. Monday, Sept. 13, 2021
6 to 7:30 p.m. Tuesday, Sept. 14, 2021

Development leads from the Galleria 89 team will re-introduce themselves to the community and discuss their vision for equitable development in South Chicago. Staff from the Department of Planning and Development (DPD) will also discuss details of how the project was selected through Mayor Lightfoot's INVEST South/West initiative. The content at each meeting will be identical, it is being offered at different times to help accommodate schedules.

Zoom Meeting Link: bit.ly/SouthChiMeetDev By Phone: (312) 626-6799
Webinar ID: 860 3984 0492

South Chicago Neighborhood Roundtable
6-7:30 p.m. Tuesday, Sept. 28, 2021

City of Chicago planners will provide a summary of feedback received at the Meet the Developer event, how that feedback will be incorporated into the plans, and update the community on what's next as the project team looks forward to review and approval processes from City committees.

The neighborhood roundtable group has met virtually each month since spring 2020, and includes representatives from city agencies, aldermanic offices, neighborhood organizations, small businesses and resident groups. For more information on the roundtable, visit www.chicago.gov/southchicago.

Zoom Meeting Link: bit.ly/SouthChi928 By Phone: (312) 626-6799
Webinar ID: 895 0945 4774

September 13, 2021:
54 attendees
September 14, 2021:
40 attendees

Round 2 Evaluation Process

March, 2021 – July, 2021

Adopting a Consensus Model

CITY + COMMUNITY *CONSENSUS*

1

Does the proposal reflect
Community's Vision and
build Community Wealth?

30% of total score

- Community Feedback & Survey Results
- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

2

Is the proposal a great
example of Professional
Competence?

40% of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

3

Is the proposal
Economically Feasible?

30% of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications

CITY EVALUATION

PROJECT DEVELOPMENT TIMELINE

I. City Review

- Zoning requirements
- Design review
- Financial feasibility
- Environmental review

II. Financing

- City sources
- LIHTC
- Other

III. Entitlements

- Plan Commission
- CDC
- City Council

IV. Obtain Permits & Groundbreaking

Ongoing community engagement:

- Roundtable updates
- Public meeting(s) prior to entitlements approval

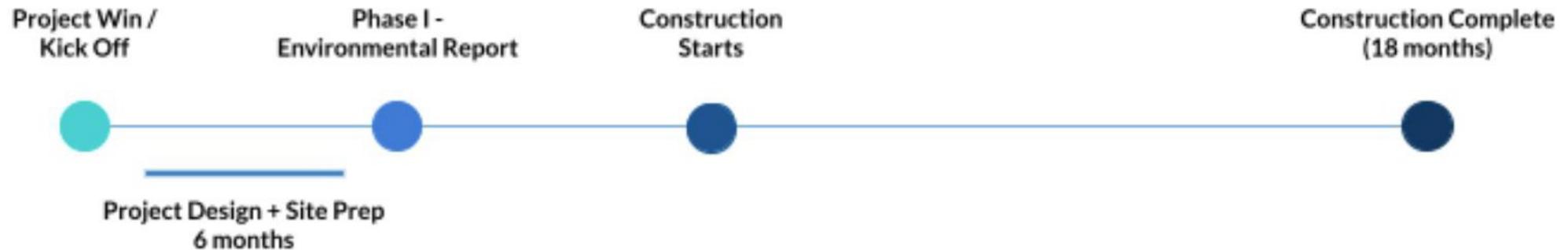
Areas of Interest at 9/13 and 9/14 Meetings

- General timeline
- Funding sources
- Access to jobs / ability to bid on contracts
- Housing affordability

Project Timeline

Due to the uncertainties surrounding covid's impact on the opening and closing of business, we have estimated based on time duration, instead of dates.

- 6 months for design and site prep / site control
- Phase 1 - environmental report + contractor bidding / procurement process
- Construction is expected to be complete in 18 months from breaking ground



Anticipated Ground Breaking - Q1/Q2 2022

Anticipated Completion - Q3/Q4 2023

Applying for Jobs

When we're getting closer to the time...

548 Development will roll out a website portal for community members to input themselves in for employment consideration and job training opportunities.

Local residents will be given priority access.

Milhouse Engineering & Construction will put out an open call for contractors and workers via their network to fill construction jobs.

Funding Sources

4% financing will come from DOH, TIF, NOF, and loans.

Housing Data

Existing Affordable Housing in South Chicago

Total NOAH units (2017): 2,631 (41% of all units)
Other affordable units: 1,390 (22% of all units)
Total Affordable units: 4,021 (63% of all units)

Major LIHTC-assisted Developments

Germano-Millgate Apartments	8944 S Brandon	350 units
Victory Centre of South Chicago	3251 E 92nd St	112 units

Housing Data

South Chicago Typical Income and Estimated Typical Rent

MEDIAN HOUSEHOLD INCOME, 2014-2018

	South Chicago	City of Chicago
Median Income	\$32,845	\$55,198

Note: 30% of South Chicago monthly median income is \$821

Source: CMAP Community Snapshot, ACS 2014-2018

MEDIAN GROSS RENT (DOLLARS), 2014-2019

	60617 Zip Code	City of Chicago
Median gross rent	\$846	\$1112

Source: ACS 5-Year 2015-2019 estimate, 60617 ZCTA

Note: The monthly rent agreed or contracted for plus the estimated monthly cost of utilities and fuels. The ZCTA is a census geography that approximates Zip Codes.

The 60617 zip code includes the South Chicago CCA as well as parts of Avalon Park, Calumet Heights, East Sides, South Deering, and small portions of other CCAs.

Housing Data

FY2021 HUD Small Area Fair Market Rents (SAFMRs) By Unit Bedrooms in ZIP Code 60617

Bedroom Size	Rent
Studio	\$760
1 bedroom	\$850
2 bedroom	\$980
3 bedroom	\$1,240
4 bedroom	\$1,490

Note: Rents based on 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-bedroom gross rent

Housing Data

The What, Where, and When of Place-Based Housing Policy's Neighborhood Effects

Keri-Nicole Dillman, Keren Mertens Horn & Ann Verrilli

Pages 282-305 | Received 30 Dec 2015, Accepted 25 Mar 2016, Published online: 16 Feb 2017

<https://www.tandfonline.com/doi/full/10.1080/10511482.2016.1172103>

- On average, evidence suggests they can stabilize property values, lead to moderate increases in property values, or in some cases have no impact.
- Two main take-aways are 1) the impact of LIHTC depends on neighborhood context and project particulars and 2) the increase in property values, to the extent it occurs, is limited to nearby the properties and is not a likely catalyst, on its own, of large-scale neighborhood change.

Questions?

Over Email:

- dpd@cityofchicago.org

If joining by Zoom, raise your hand

- At the bottom of the window, click “Raise Hand”.
- We will call on people in order of when their hands were raised. Please limit your questions or comments to 2 minutes.



Or use the Q & A:

- At the bottom of the window, click “Q & A”.
- When you click on chat, a window will appear where you can type comments and questions and see others’ comments/questions. A project team member will be reviewing your comments and questions in the chat.





Galleria 89

8940

Galleria 89

COFFEE Co.

NEXT STEPS